236 11 Avenue NE

Calgary | Active | MLS® A2342592

$599,000













Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Rare opportunity to acquire a fully cleared, DP-approved corner Development site in Crescent Heights with approvals in place for 4-units. Zoned R-CG, this property has Development Permit approval for a semi-detached development with legal basement suites, creating four self-contained residential units on one inner-city lot.
The approved plans feature two modern attached homes, each offering approximately 1,590 sq.ft. above grade, plus a separate legal basement suite and detached rear garage. With entitlement work substantially completed, this is an exceptional opportunity for builders, developers, and investors seeking to reduce approval timelines and accelerate construction.
Located just minutes from downtown Calgary, Centre Street, Edmonton Trail, transit, schools, parks, and the Bow River pathway system, Crescent Heights continues to be one of Calgary's most desirable and proven inner-city redevelopment communities.
Development Permit documentation, approved plans, and supporting information are available upon request. An increasingly rare opportunity to secure a shovel-ready inner-city redevelopment site with four-unit in a premier location.

Property details

Status	Active
Prop. Type	Land
MLS® Num	A2342592
Property Type:	Land
Property Sub Type:	Residential Land
Condo Type:	Not a Condo
Transaction Type:	For Sale
Lot Area:	4,014 sq. ft.
Bathrooms:	- (Full:-, Half:-)
Plan:	470P
Ensuite:	No
Garage:	No
City Quadrant:	Northeast
Community:	Crescent Heights
Inclusions:	N/A

Restrictions:	None Known
Title to Land:	Fee Simple
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/236-11-avenue-ne-calgary-a2342592/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.